

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

In re:

KELLEY ANDREE RAPHAEL,
fka Kelley Andree Stubbs
dba A Writer's Anointed Ink LLP
dba Autosource 1 Inc.

Debtor.

Chapter 7

Case No. 20-70162 (AST)

ORDER AVOIDING JUDICIAL LIEN PURSUANT TO 11 U.S.C. § 522(f)

Upon the motion (the “**Motion**”)¹ [Doc. No. 64] of Kelley Andree Raphael (the “**Debtor**”), by her counsel, Rosen & Associates, P.C., for the entry of an order, pursuant to 11 U.S.C. § 522(f), Rule 4003(d) of the Federal Rules of Bankruptcy Procedure (the “**Bankruptcy Rules**”) and Rule 9013-1 of the Local Bankruptcy Rules for the Eastern District of New York (the “**Local Rules**”), avoiding the judicial lien of Citizens Bank, N.A.; and the Court having jurisdiction to consider and determine the Motion as a core proceeding pursuant to 28 U.S.C. §§ 157 and 1334; and venue of this proceeding being proper in this District pursuant to 28 U.S.C. §§ 1408 and 1409; and this Motion having come before the Court by presentment on March 19, 2021, and there being no opposition to the Motion; and after due deliberation and sufficient cause appearing, it is hereby

ORDERED, that the Motion is **GRANTED** as set forth herein; and it is further

ORDERED, that the Judicial Lien of Citizens, recorded with the Clerk of the County of Nassau, State of New York, on August 31, 2016 in the amount of \$56,221.38 is hereby avoided as a lien of record against the Debtor’s property located at 1517 Broadway, Hewlett NY 11557; and it is further

¹ Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Motion.

ORDERED, that the Clerk of Nassau County is hereby directed to index and record a certified copy of this Order as an instrument avoiding the Judicial Lien of Citizens as a lien of record against the Debtor's property located at 1517 Broadway, Hewlett NY 11557.

Dated: June 30, 2021
Central Islip, New York




Alan S. Trust
Chief United States Bankruptcy Judge